

**The minutes of the Planning, Infrastructure & Transport Committee of
Campbell Park Parish Council held**

on Wednesday 3rd May 2023

at the Springfield Centre, Springfield Boulevard, Springfield

commencing at 6.30pm

This meeting was open to the Public

The members present appointed Cllr Kendrick to chair the meeting.

138/22 Members Present

Cllr D Kendrick (arrived at 18:45)

Cllr D Reynolds

Cllr V Dixon

In Attendance

T Jones, Committee Clerk

139/22 Apologies for Absence

Cllr B Greenwood – personal commitment

Cllr R Golding – personal commitment

Cllr P Halton-Davis - unwell

Cllr K Jones – personal commitment

139/22 Declarations of Interest

None

140/22 Members of the Public Present

1 Willen resident

141/22 Minutes of the Previous Meeting

Committee approved the minutes of the last meeting held on 3rd April 2023.

142/22 Public Involvement – Deputations, Petitions and Questions

The Willen resident spoke in relation to the enforcement action at 42 Portland Drive Willen, highlighting that the deadline for completion had now been reached and it would appear that the requirements of the Planning Inspector have not been complied with. It was also reported that noisy building works were being undertaken during the evening, at weekends and on bank holidays which was causing a nuisance to neighbours. An update from MK City Council has been requested but there had been no updates or communication received from them.

The Committee resolved to write to MK City Council highlighting these issues and concerns seeking a response and also requesting a meeting to discuss the next steps.

The Willen resident left the meeting on the conclusion of this item.

143/22 Consultations – including any applications or consultations received after the publication of the Agenda that must be considered before the date of the next meeting. Any additional items that will be considered will be published on the day of the meeting on the Campbell Park Parish Council website.

a. Planning Applications

- i. **23/00833/FUL** - The installation of a steel door to the side elevation and removal of four parking bays to facilitate the creation of a van loading bay.
At: Wickes Building Supplies Ltd Snowdon Drive Winterhill Milton Keynes MK6 1AP

Deadline: 10th May

Planning Officer: Karina Adams

Committee resolved to make no comment.

- ii. **23/00538/HOU** - The erection of a single storey front extension and single storey rear extension
At: 10 Rhodes Place Oldbrook Milton Keynes MK6 2LU

Deadline: 11th May

Planning Officer: Lauren Bradwell

Committee resolved to object to the application, as they considered the proposed rear extension would be overdevelopment, with this taking up a significant percentage (approx. 50%) of the garden.

- iii. **23/00732/FUL** - Retrospective change of use from a 3-bedroom dwelling house (class C3) to a 7-bedroom HMO (sui generis) and erection of single storey rear extension, verandah and store. Erection of front porch and installation of window and entrance door, installation of solar panels
At: 17 Dexter Avenue Oldbrook Milton Keynes MK6 2HF

Deadline: 16th May

Planning Officer: Sonia James

Committee resolved to object to this application on the basis of the proposal being overdevelopment of the plot, it fails to meet the necessary parking standards and the room sizes would appear to not meet the minimum requirements.

Additionally, we understand that the property is also used to operate a business, for which permission doesn't appear to have been sought.

The applicant claims that this property has been in use as a 7 bed HiMO for over 10 years. The Committee wish to dispute this claim and would request that further evidence be provided to substantiate this – for example HMRC records that evidences the continuous use throughout this time.

A previous application submitted (21/02361/FUL), which was later withdrawn, stated that the change of use started in 2018. This new application claims it was 2006. These discrepancies put this statement in doubt.

The Committee received correspondence from a resident (anonymous). The Committee noted the correspondence and were in agreement with the content. The Committee resolved to seek the residents permission to annexe this to their objection as they considered the content may be helpful to the Planning Officer in their considerations.

The following application was tabled having been received after the publication of the agenda but requiring a decision before the next meeting.

- iv. **23/00999/HOU** - Alterations to existing conservatory, replacement of glazed units, new external insulated cladding and roofing.
At: 3 Landsborough Gate Willen Milton Keynes MK15 9EU

Deadline: 30th May Planning Officer: Sonia James

Committee resolved to make no comment.

- v. **23/01030/ADV** - Advertisement consent for the replacement of 3No LED flexface signs with new
At: Unit 3 Cairngorm Gate Winterhill Milton Keynes MK6 1AZ

Deadline: 31st May Planning Officer: Lauren Bradwell

Committee resolved to make no comment.

Notifications:

- vi. **23/00788/CLUP** - Certificate of Lawfulness for the proposed change of use of the existing offices (Use Class E(f)) for use as a single unit for a children's day nursery (Use Class E)
At: 2-6 Mill Lane Woolstone Milton Keynes MK15 0AJ

Deadline: n/a (received 5th April) Planning Officer: Sonia James

Committee resolved that they were unable to make any comment relating to whether the proposal is permissible within the law in relation to the use class, however, Committee resolved to highlight that should this property be used as a day nursery in the future, they would have concerns about the increase in traffic and noise which would have an impact on the surrounding neighbours and measures should be put in place to alleviate this.

- vii. **23/00748/DISCON** - Approval of details required by condition 5 (Service and delivery management plan) of permission ref. 20/02498/FUL
At: Lidl Oldbrook Boulevard Oldbrook Milton Keynes MK6 2YA

Deadline: n/a (received 11th April) Planning Officer: Suleman Uddin

Committee resolved to make no comment.

- viii. **23/00917/CLUE** - Certificate of Lawfulness for existing use as a C4 6 bedroom house in multiple occupation
At: 62 Polruan Place Fishermead Milton Keynes MK6 2EA

Deadline: n/a (received 20th April) Planning Officer: Sonia James

Committee resolved to make no comment.

- ix. **23/00940/CLUE** - Certificate of Lawfulness to confirm that planning permission ref: 19/02905/FUL for New spa garden incorporating the erection of a single storey outbuilding has been lawfully commenced.
At: David Lloyd Livingstone Drive Newlands Milton Keynes MK15 0DL

Deadline: n/a (received 24th April)

Planning Officer: Karina Adams

Committee resolved to make no comment.

- x. **23/00951/DISCON** - Approval of details required by condition 8 (Boundary treatments) of permission ref. 20/02498/FUL
At: Lidl Oldbrook Boulevard Oldbrook Milton Keynes MK6 2YA

Deadline: n/a (received 25th April)

Planning Officer: Suleman Uddin

Committee resolved to make no comment.

The following notification was tabled having been received after the publication of the agenda but requiring a decision before the next meeting.

- xi. **23/00943/CLUE** - Certificate of lawfulness for an existing use as C4 6 bedroom House in Multiple Occupation.
At: 5 Helford Place Fishermead Milton Keynes MK6 2DD

Deadline: n/a (received 27th April)

Planning Officer: Sonia James

Committee resolved to make no comment.

b. Licensing

Committee noted that the following licensing applications were responded to with a response of 'no comment', through the delegated powers given to the Committee Clerk:

- vi. Street Trading Consent Boroughwide Renewal – Mister Softee, Reg J192 NVV Ref 147614 Monday to Sunday 16:00 to 20:00
- vii. Street Trading Consent Boroughwide New – Charlie Browns for 1 ice cream van Monday to Sunday 16:00 to 19:00
- viii. Street Trading Consent Boroughwide Renewal – MK Ices, Reg SV64 WSJ and Ref 143306 Monday to Sunday 14:00 to 21:00
- ix. Street Trading Consent Boroughwide Renewal – MK Ices, Reg DG10 HCV and Ref 143299 Monday to Sunday 14:00 to 21:00
- x. Street Trading Consent Boroughwide Renewal - MK Ices Reg EK09 XXE Monday to Sunday 14:00 to 21:00

c. Update on Past Consultations

The Committee noted the outcome of the following applications.

Permitted:

- i. 21/02992/FUL - 124 Kirkstall Place Oldbrook Milton Keynes MK6 2XB
- ii. 23/00203/HOU - 29 Graveney Place Springfield Milton Keynes MK6 3NL
- iii. 22/03025/HOU - 77 Brearley Avenue Oldbrook Milton Keynes MK6 2UE
- iv. 23/00384/HOU - 41 Graveney Place Springfield Milton Keynes MK6 3LU
- v. 22/02909/DISCON - Lidl Uk Gmbh Oldbrook Boulevard Oldbrook MK6 2YA
- vi. 23/00298/HOU - Thatch End 3 Allison Court Woolstone Milton Keynes MK15 0BQ
- vii. 22/01187/REM - The Springfield Springfield Boulevard Springfield MK6 3JS
- viii. 23/00238/HOU - 17 Millington Gate Willen Milton Keynes MK15 9JF

Refused:

None received.

d. Appeals

None received.

e. Planning Enforcement

The Committee received a verbal report relating to Planning Enforcement.

144/22 General Consultations

National Association of Local Councils (NALC) will be responding to the DLUHC consultation on the new Infrastructure Levy. This consultation seeks views on technical aspects of the design of the Infrastructure Levy. Responses will inform the preparation and content of regulations, which will themselves be consulted on, should Parliament grant the necessary powers set out in the Levelling Up and Regeneration Bill.

www.gov.uk/government/consultations/technical-consultation-on-the-infrastructure-levy/technical-consultation-on-the-infrastructure-levy

NALC is seeking member responses in order to inform the NALC response to represent the views of town and parish councils nationally.

Responses are required by 17:00 on 19th May 2023 at the latest.

Committee resolved to make no comment.

145/22 Parking at Willen Lake

Cllr Dixon advised that she had received reports from residents regarding issues with the paid parking provision at Willen Lake, particularly in relation to signage and fines issued. Committee resolved that Cllr Dixon would investigate further and if any further action was required, that a motion be put to the Committee on a future agenda.

146/22 MK East Development – Acoustic Barriers, 22/00472/DISCON Approval of details required by condition 32 (noise barriers/acoustic fencing) of permission ref. 21/00999/OUTEIS

Committee noted that there were no updates.

147/22 **20mph speed limit in Fishermead project** (min 86/21, 44/22)
Committee noted that the latest update on the project was that a delegated decision from MK City Council was awaited, followed by the statutory consultation.

148/22 **Heritage Lottery award for feasibility study – Robert Hooke Heritage Centre** (min. 68/22)
Following the Committee decision in November to provide support to the application, Committee noted that the St Mary Magdalene Church in Willen has been awarded funding from the Heritage Lottery Fund to conduct a feasibility study into the development of a Robert Hooke Heritage Centre. More information to follow, which will include plans for community involvement.

149/22 **Date of Next Meeting**
Monday 5th June 2023 at 6:30pm

Any consultations received that require a response before the next meeting will be put before Council on 16th May.